

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FACHETTI JOAN D TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
FACHETTI JOAN D NOMINEE TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	346,100	346,100
225 LINCOLN ST #G4				0 Medium		RESIDNTL	1020	8,800	8,800
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID 082/130.0-0205-0000.			Cyclical Exemption W	5			
		Scnd Hom			District Res Exem				
		Tax Class T			Assoc Pid#				
		Tot Fin Are 1268							
		Total Acres							
		Chapter La							
		GIS ID F_867666_2844733							
Total								354,900	354,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FACHETTI JOAN D TT	23740	0255	12-20-2002	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
FACHETTI PETER A	22992	0091	09-30-2002	Q	I	289,900	00	2023	1020	324,200	2022	1020	267,400
JOLAL TRUST	22493	0315	07-26-2002	Q	I	225,000	00		1020	6,800	2021	1020	264,700
LAST RAYMOND R JR	19462	0328	03-05-2001	Q	I	205,000	00						
HERRICK T W III, DEBBIE E, PENELOPE	18423	0293	04-10-2000	U	I	100	1F						
Total								331,000	Total	274,200	Total	271,500	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	346,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,800
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	354,900
Valuation Method	C
Total Appraised Parcel Value	354,900

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES									

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
274	07-05-2002	MN	Maintenance	1,500		100		REPL DECK & RAILING	11-24-2020	SJT	10		20	Field Review
									07-09-2013	SJD	3		30	Quality Control

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy					
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
CNS Bedrooms	1				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Kitchen Type	3	One Person			
Kitchen Func	2				
Parking Class	3	Deeded			
SF Basement	526				
Bsmt Garage	0				
Fireplaces	1				
Part Bedroom	0				
FBM Quality					
SF Fin Bsmt	0				
Extra Openings	0				
Gas Fireplace	0				
Parking					
AMENITY 1	2	Deck			
Amenity 2					

CONDO DATA		
Parcel Id	8018	C 8018
South Scape	B 1	S 1
Adjust Type	Code	Description
Condo Flr	B1A1	1 Bedroom AI
Condo Unit	2A	2A
		Factor%
		96
		100
COST / MARKET VALUATION		
		430,446
Net Other Adj		7,700
Replace Cost		438,147
Year Built		1981
Effective Year Built		2000
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		21
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		79
Cns Sect Rcnld		346,100
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage - 1 Sto	L	242	52.00	1981	A	70	C	1.00	8,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	80	8	31.21	2,497
BSM	Basement	0	526	105	62.31	32,775
FUS	Finished Upper Story	1,266	1,266	1,266	312.14	395,174
Ttl Gross Liv / Lease Area		1,266	1,872	1,379		430,446